

Your Inspection Report

650 Arnold Court
Marietta, GA 30063

PREPARED FOR:
WALLACE NELSON

INSPECTION DATE:
Wednesday, April 21, 2021

PREPARED BY:
Steve Shirreffs, Certified Thermal Inspector



Home-Probe
315 West Ponce de Leon Ave, Suite 559
Decatur, GA 30030

404-218-1040

www.home-probe.com
info@home-probe.com



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report

We're more than great home inspections, we go way beyond that.



October 13, 2021

Dear Wallace Nelson,

RE: Report No. 38925, v.2
650 Arnold Court
Marietta, GA
30063

Thank you for choosing Home-Probe, Inc. to perform your Home Inspection. We hope the experience continues to exceed your expectations.

THE GOAL:

A home inspection identifies the current condition of the property but cannot predict the future. It is intended to discover MAJOR deficiencies that would change your purchasing decision. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy, but please understand a home inspection is not a Technical Audit and does not include a comprehensive list of minor issues. Given the limited time available for a home inspection in the course of a real estate transaction, it could be considered a sampling exercise and a snapshot in time that cannot cover all conditions.

PESTS, termites and rodents are not part of this home inspection. We always recommend consulting a licensed pest control company.

RADON has proven to be an issue in Georgia. We encourage and can provide testing and the EPA recommends all homes be tested in the course of a real estate transaction.

SHARE your experience. We want you to be happy. So much so that we stake our reputation on exceeding your expectations. If there is something we did well or something we can do better, please let us and others know.

SOME water departments in Georgia require certificates confirming the installation of low flow fixtures. If you find yourself in need of these forms please call our office.

WE have a 100 day guarantee in place to protect you in the unlikely event conditions change between now and the time you close on the property.

RELATIONSHIPS- We want to build one with you. Please call us with any questions you may have. For as long as you own your home. Or forever. Whichever is first.

RECALL CHECK - We recommend you search all appliances for a potential recall when you take ownership. We've prepaid for this service on your behalf and provided you a form for submission.

THERMAL IMAGING may be part of this inspection and as such, a separate report will follow within 24 hours of receipt of this report.

A home inspection is only an overview of a home in its current condition and cannot be all inclusive. It is designed to mitigate risk and cannot eliminate it altogether. Please feel free to contact us with questions about the report or the home itself any time. Our telephone and e-mail consulting service is available at no cost to you. Please watch for your follow-up e-mail.

Sincerely,

Steve Shirreffs
on behalf of
Home-Probe

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AGREEMENT

650 Arnold Court, Marietta, GA April 21, 2021

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PARTIES TO THE AGREEMENT

Company

Home-Probe
315 West Ponce de Leon Ave,
Suite 559
Decatur, GA 30030

Client

Wallace Nelson

This is an agreement between Wallace Nelson and Home-Probe.

INSPECTION AUTHORIZATION FORM

This home inspection is performed in accordance with the Standards of Practice of American Society of Home Inspectors, hereinafter referred to as ASHI. www.ashi.org By acceptance of this form and your Home Inspection Report you confirm that you have read and understand these Standards. This is a visual examination of the mechanical and physical components of real property identified in the inspection report as they exist at the time of the inspection through visual means and operation of normal user controls. In some instances, we may exceed the standards discussed above in our inspection process and they should be considered the baseline for the consulting service. We will tell you whether each item we inspect is performing its intended function or is in need of immediate repair. If an item is listed in the report and there are no notes, it is considered to be performing properly. We will explain verbally and in writing what we saw about each item. The home inspector does not necessarily possess licenses authorizing the rendering of detailed opinions regarding any or all of the systems, structures, and components of a building. This is not an Official Georgia Wood Infestation Report relating to termites or any other type of rodents or pests. An evaluation by a specialist in that field will be required to determine if there are issues related to wood destroying organisms or other pests.

Outside the Scope of a Home Inspection:

1. We do not make guarantees, representations or insure the performance or condition of any item after the date and time of this inspection. Please remember that almost every component in any house, except new construction, is in used condition and has ordinary wear and tear.
2. We do not inspect any item which we cannot see in a normal inspection. For example, we do not move furniture, floor or wall coverings, or other furnishings. We do not inspect septic tanks, buried pipes or wiring. We do not dismantle equipment to inspect component parts. We do suggest that you ask the owner about repairs, covered up items or previous problems.
3. We do not inspect for formaldehyde, lead, mold, asbestos or other environmental hazards. If anyone in the home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens.
4. The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage or the accumulation of water noted anywhere in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling. If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost. These conditions can form in as little as 24 hours. Green Home Solutions is a reputable environmental company and an Indoor Air Quality Assessment can be obtained from them by calling (770) 629-9188.
5. We do not inspect for building codes, soil analysis, gas leaks, adequacy of design, capacity, efficiency, size, value, flood plain, pollution or habitability. Please remember that older houses do not meet the same standard as newer houses even though items in both might be performing functions for which they are intended.

AGREEMENT

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NOTE: THE INSPECTION AND SUBSEQUENT REPORT PERFORMED AND GENERATED FOR THE CLIENT NAMED ON THE COVER PAGE OF THE INSPECTION REPORT AND IS NOT TRANSFERABLE TO ANY OTHER PERSON OR ENTITY.

I, **Wallace Nelson (Signature)** _____, **(Date)** _____, **have read, understood and accepted the terms of this agreement.**

KEY FACTORS

650 Arnold Court, Marietta, GA April 21, 2021

Report No. 38925, v.2

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KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

NON-SCOPE

APPENDIX

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

The goal of a home inspection is to identify significant issues that would affect the average person's decision to buy a home. While looking for big issues we typically identify some minor defects along the way. We include these in the report as a courtesy. When you move into the home you may find some issues not identified in the report. That is to be expected and we suggest you allow roughly 1% of the value of the home annually for this type of maintenance and repair.

It's important to understand and acknowledge that a home with older systems does not mean a poor quality house. Houses are designed to and do last a very long time, but many of the components are consumable. Roofs, heating systems, air conditioning systems and water heaters, for example, wear out and are replaced from time to time.

Structure

FOUNDATIONS \ General notes

Condition: • Cracked

While there are obvious issues with the foundation, an engineer will be required to assess and write a scope of work before any cost estimates can be associated with repair

NOTE: Area identified and photos are representative only. A qualified contractor will need to evaluate the entire system to determine extent of damage and necessary repairs to prepare an estimate or invoice to know the true cost associated with remediation of this condition

Location: Basement

Task: Structural Engineer or Foundation Expert should evaluate

Time: Immediate

Cost: \$5,000 and up. Depends on the preferred remedy of repair

Cooling & Heat Pump

AIR CONDITIONING \ Life expectancy

Condition: • Near end of life expectancy

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$1,500 - \$3,000

KEY FACTORS

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Plumbing

WASTE PLUMBING \ Drain piping - performance

Condition: • [Cast Iron drain line is present.](#)

Location: Basement

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$3,000 - \$6,000

Non-Scope

RECOMMENDATIONS \ General

Condition: • Evidence of Rodents

There is evidence to suggest there is or has been rodent activity at the property. While we cannot determine if this is a current or even a recent issue, it is recommended that a pest control or wildlife exclusion company be consulted to determine the steps necessary to be taken for remedy. **Task:** Consult with Wildlife or Pest Exclusion Company **Time:** As Soon As Possible **Cost:** \$1,000 and Up

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

Un-planned repairs or replacements are never welcome, but are part of the 'joy of home ownership'. We encourage you to set up maintenance programs to protect your investment, reduce costs, improve comfort and efficiency, and extend life expectancy. The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

ROOFING

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Observations and Recommendations

ROOFING \ Shingles

1. **Condition:** • Leaves/Debris

These pictures are representative

Location: Roof

Task: Clean

Time: As Soon As Possible



1. Garage



2. House

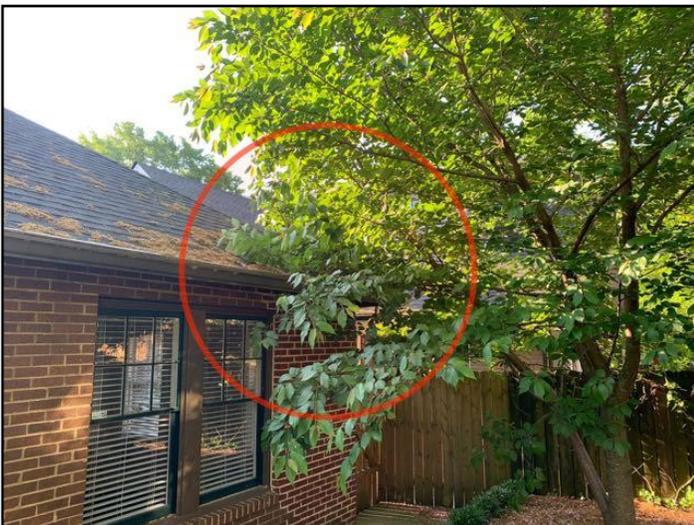
2. **Condition:** • Tree branches touching/too close to roof

Location: Various

Task: Trim branches back

Time: As Soon As Possible

Cost: Regular maintenance item



3. Left rear house



4. Garage

ROOFING

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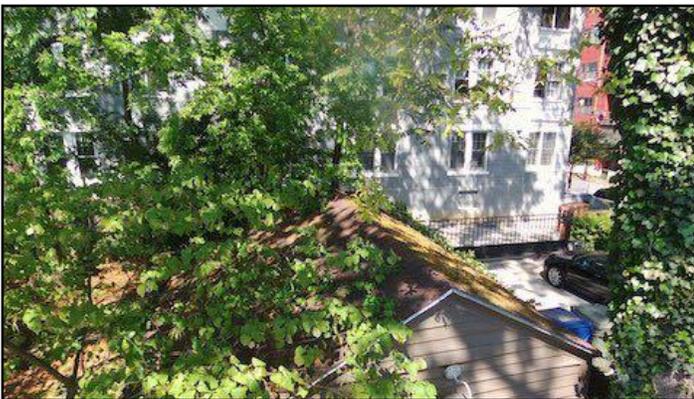
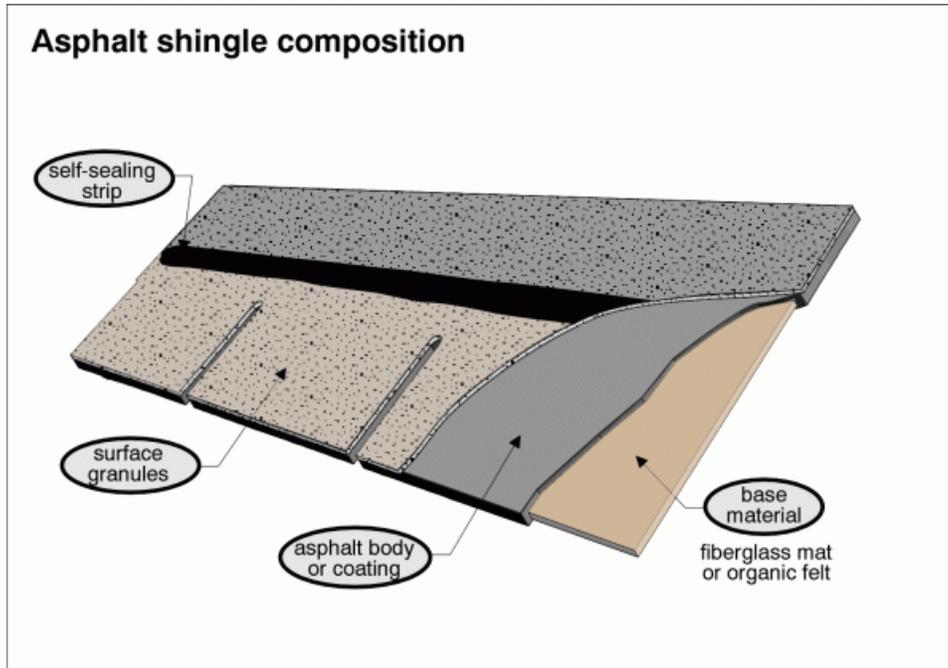
REFERENCE

Description

General: • Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

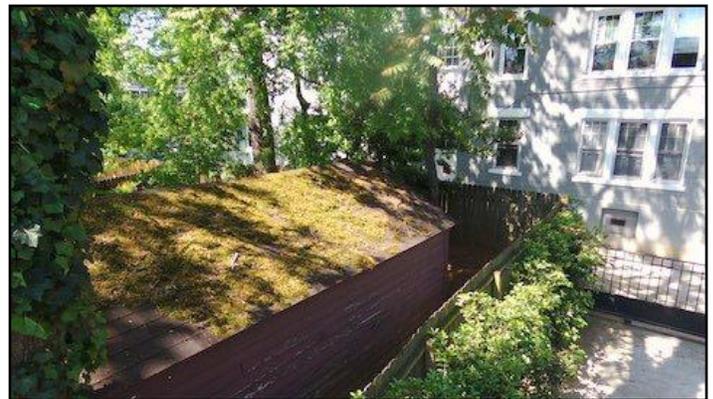
Roofing Material:

- Asphalt 3-Tab - Life Expectancy 15-20 Years
Above garage



5. Asphalt 3-Tab - Life Expectancy 15-20 Years

- Architectural - Life Expectancy 20-25 Years
Above house



6. Asphalt 3-Tab - Life Expectancy 15-20 Years

ROOFING

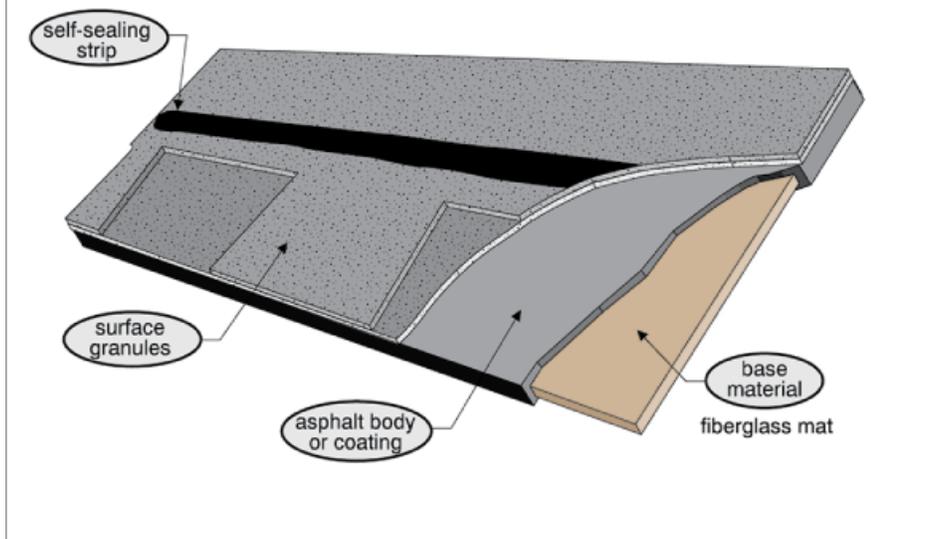
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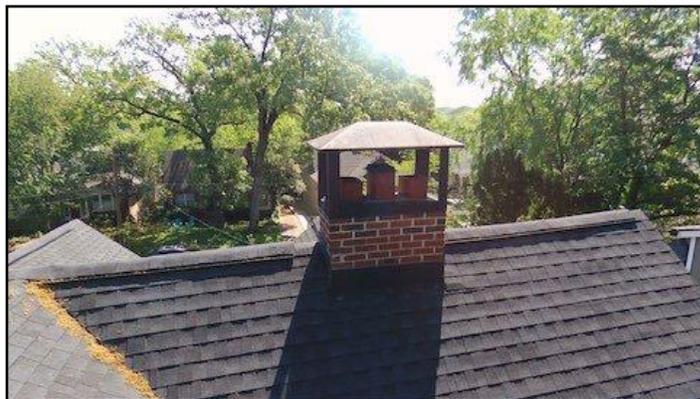
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Architectural (dimensional) shingles



7. Architectural - Life Expectancy 20-25 Years



8. Architectural - Life Expectancy 20-25 Years



9. Architectural - Life Expectancy 20-25 Years



10. Architectural - Life Expectancy 20-25 Years

ROOFING

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11. Architectural - Life Expectancy 20-25 Years

Approximate age: • 5-10 years

Inspection Methods and Limitations

Inspection performed: • With a drone

Age determined by: • Property Disclosure Statement

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Observations and Recommendations

ROOF DRAINAGE \ Gutters and Downspouts

3. Condition: • Discharges Too Close to the Building

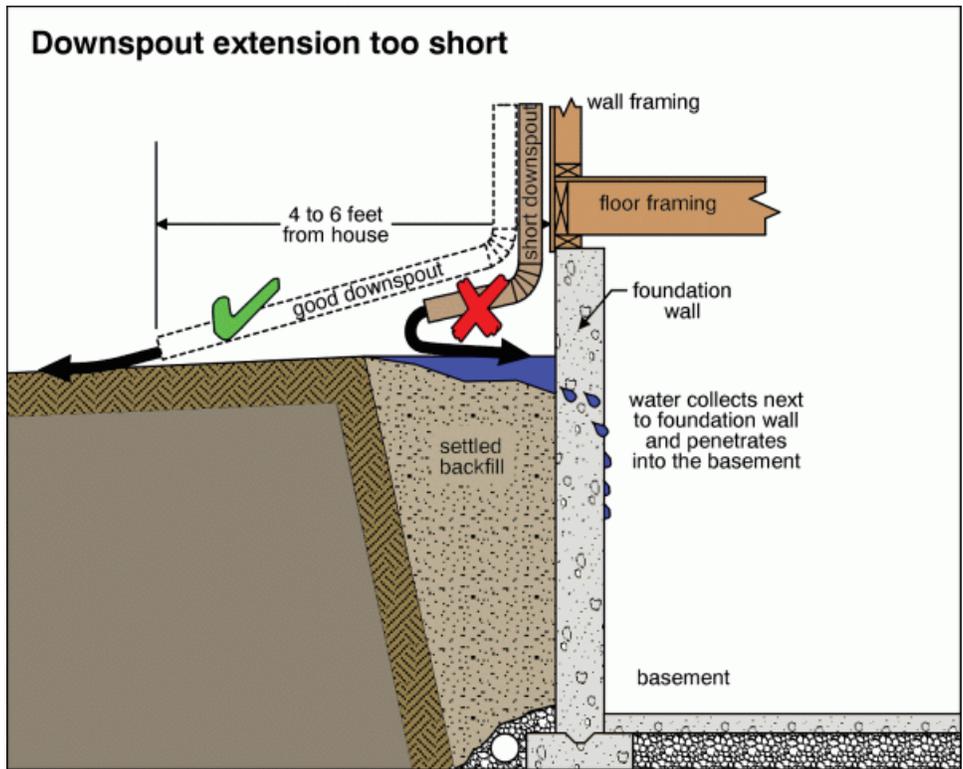
This picture is representative

Location: Various

Task: Extend downspout termination point at least 6 feet away from building, foundations, footings and slabs.

Time: Immediate

Cost: Minor



12. Left side

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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4. Condition: • Clogged

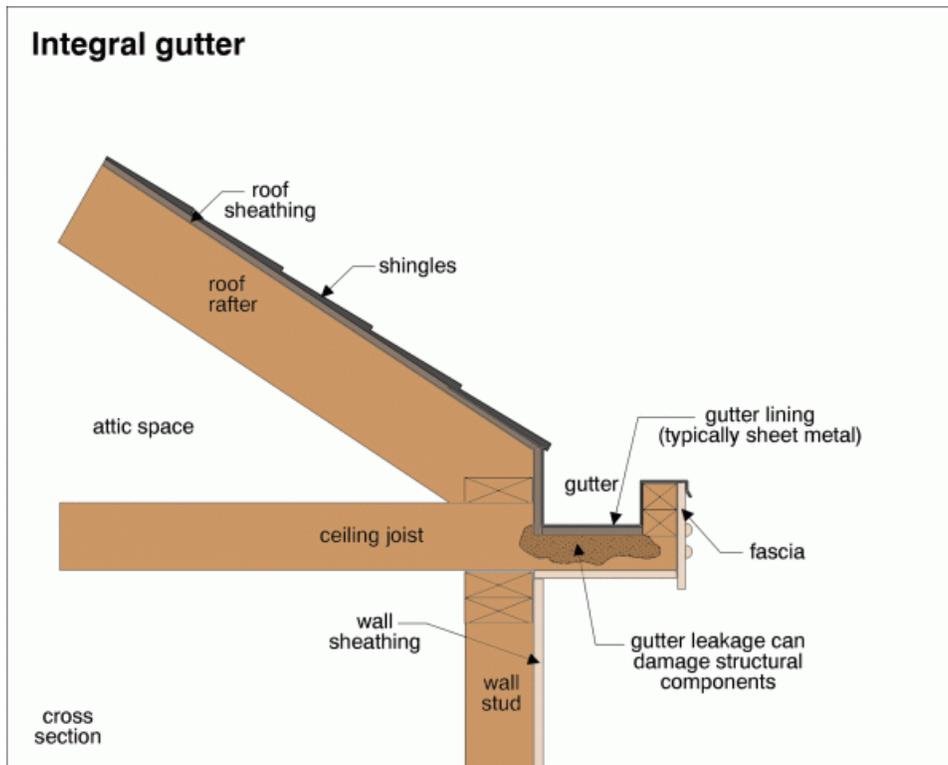
This picture is representative

Location: Throughout

Task: Clean

Time: As Soon As Possible

Cost: Regular maintenance item



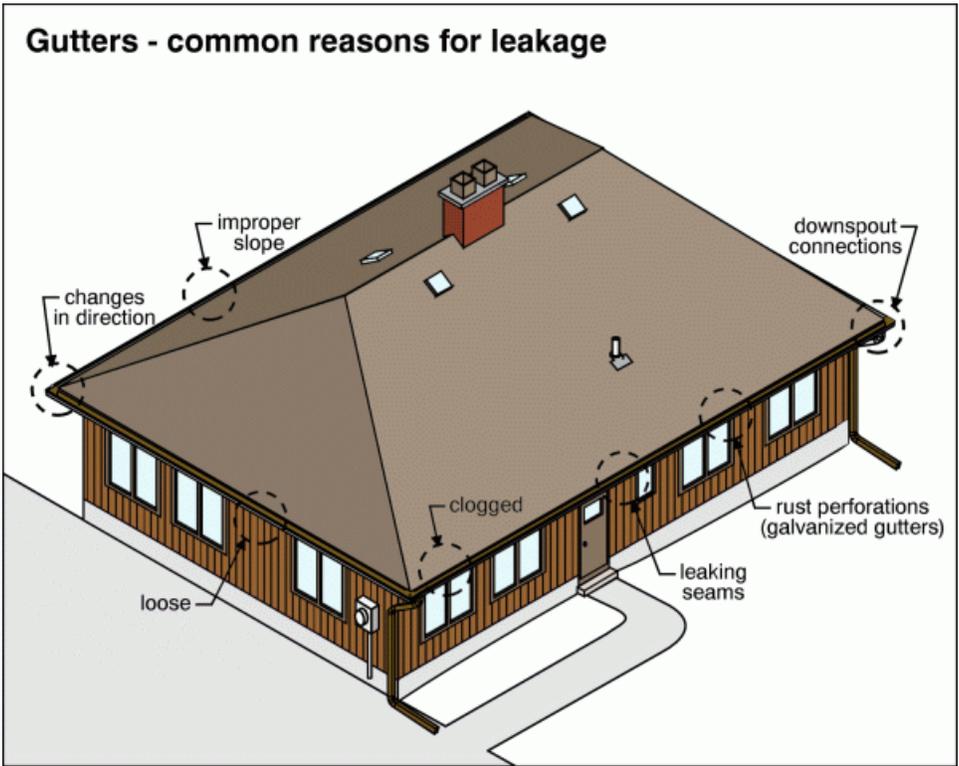
EXTERIOR

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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13. Clogged

WALLS \ Soffits and fascia (underside of eaves and front edge of eaves)

5. Condition: • Gaps/entry points around perimeter

Location: Right side

Task: Repair

Time: As Soon As Possible

Cost: \$300 - \$600 per location

EXTERIOR

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14. Right side

WALLS \ Siding and trim

6. Condition: • Rot/Insect damage

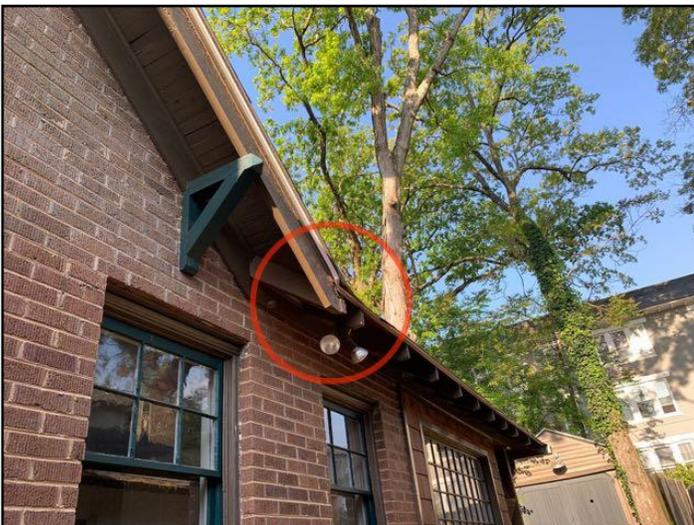
In the process of repairing the areas outlined in this report, it is possible there will be additional areas requiring repair when the process has been started. The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Location: Various

Task: Repair or replace

Time: Immediate

Cost: \$150 - \$300 per location



15. Right side



16. Right side

EXTERIOR

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17. Garage front



18. Garage rear

7. Condition: • Gaps at through wall penetrations

Location: Front porch

Task: Seal Gaps

Time: As Soon As Possible

Cost: Regular maintenance item



19. Front porch

8. Condition: • Too close to grade

The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Location: Garage

Task: Improve clearance

Time: Immediate

EXTERIOR

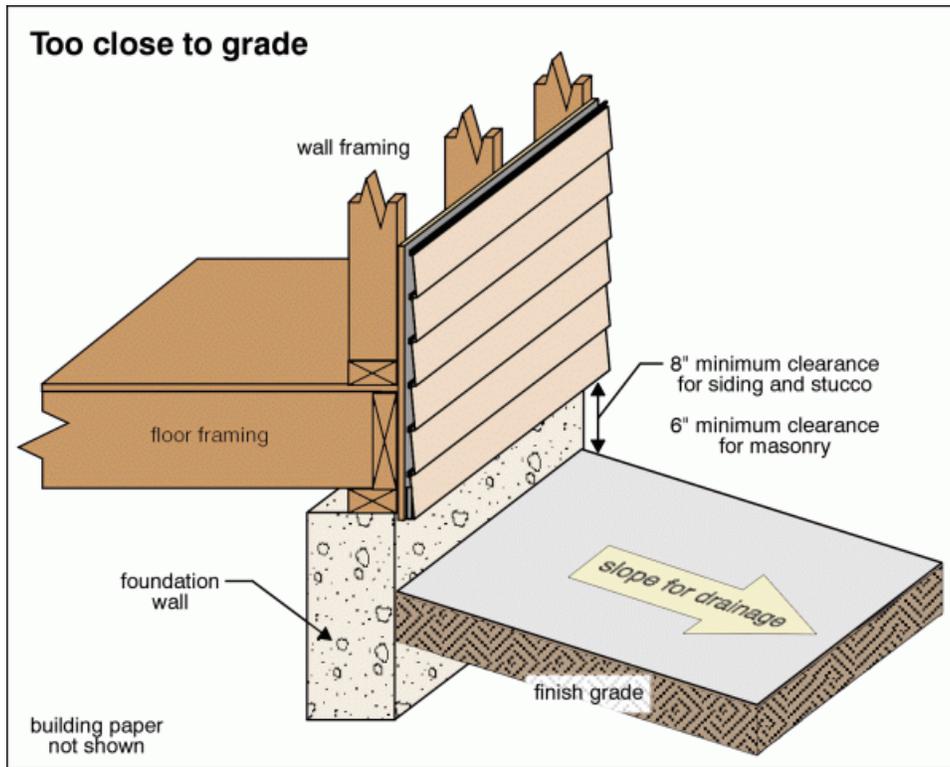
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Cost: Minor



20. Rear garage

9. Condition: • Cracked/Split/Broken boards

The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Location: Garage

Task: Repair

EXTERIOR

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Time: Immediate

Cost: Minor for board replacement, However, there should be a consideration for paint as matching existing paint is usually difficult this may result in added repair costs



21. Rear garage



22. Right side garage

10. Condition: • Loose or missing pieces

The photos and locations noted in this report should only be considered representative of the condition and not all encompassing.

Location: Garage

Task: Correct

Time: Immediate

Cost: Minor



23. Left side garage



24. Loose or missing pieces

11. Condition: • Mortar deterioration

EXTERIOR

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These pictures are representative

Location: Various

Task: Point repairs by qualified mason at areas of deterioration

Time: As Soon As Possible

Cost: Regular maintenance item



25. Right side



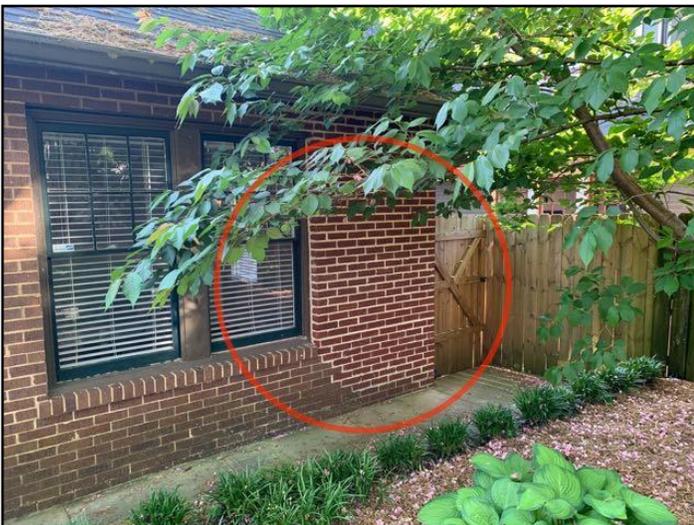
26. Front

12. Condition: • Prior repairs to brick

Location: Left rear

Task: Request disclosure

Time: As Soon As Possible



27. Left rear



28. Left rear

13. Condition: • Typical minor cracks/settling - This picture is representative

Location: Front

EXTERIOR

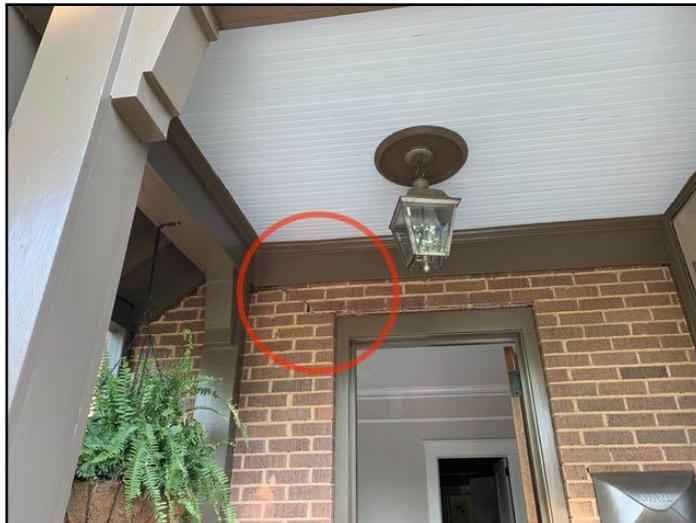
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Task: Monitor
Time: Ongoing



29. Front

LANDSCAPING \ General notes

14. Condition: • Cracked or Damaged Surfaces

This picture is representative

Location: Various

Task: Repair As Needed

Time: Discretionary

Cost: \$5 to \$7 per square foot to pour concrete



30. Driveway

15. Condition: • Retaining Wall is Cracked

Location: Various

EXTERIOR

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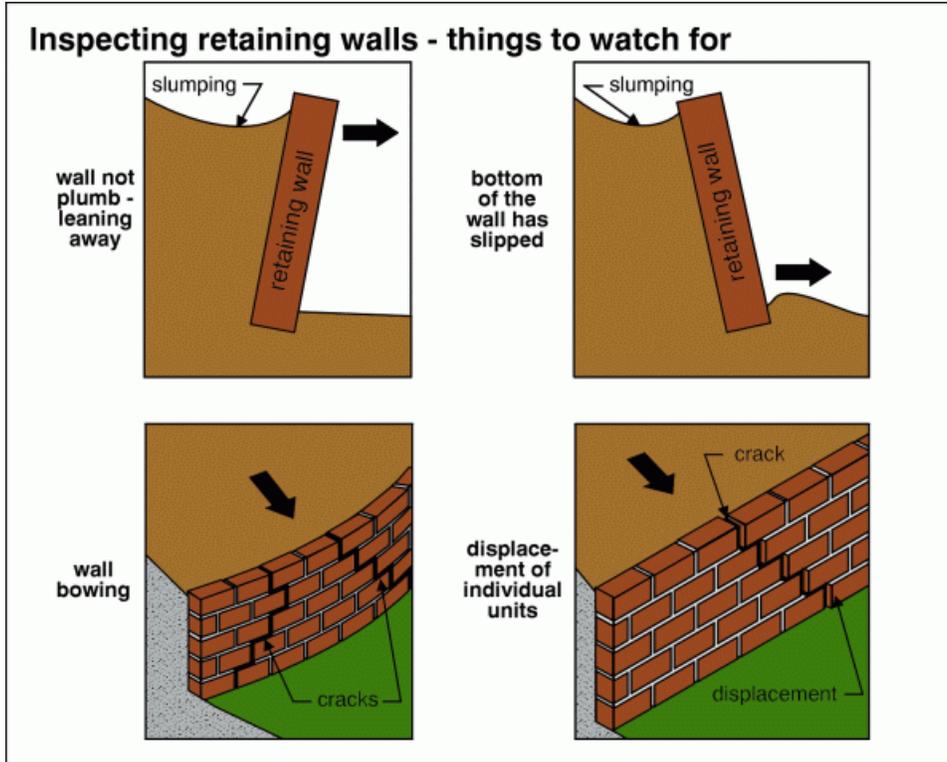
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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Task: Repair or replace

Time: When necessary

Cost: Depends on the preferred remedy of repair



31. Front



32. Right side

EXTERIOR

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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33. Right rear



34. Front

Description

Gutter & downspout material: • Aluminum/Galvanized

Downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Hillside](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim: • Fiber cement siding • Brick • [Wood](#)

Retaining wall: • [Concrete](#) • [Stone](#)

Inspection Methods and Limitations

No or limited access to:

- Garage

EXTERIOR

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35. Garage

Exterior inspected from: • Ground level

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Observations and Recommendations

FOUNDATIONS \ General notes

16. Condition: • Cracked

While there are obvious issues with the foundation, an engineer will be required to assess and write a scope of work before any cost estimates can be associated with repair

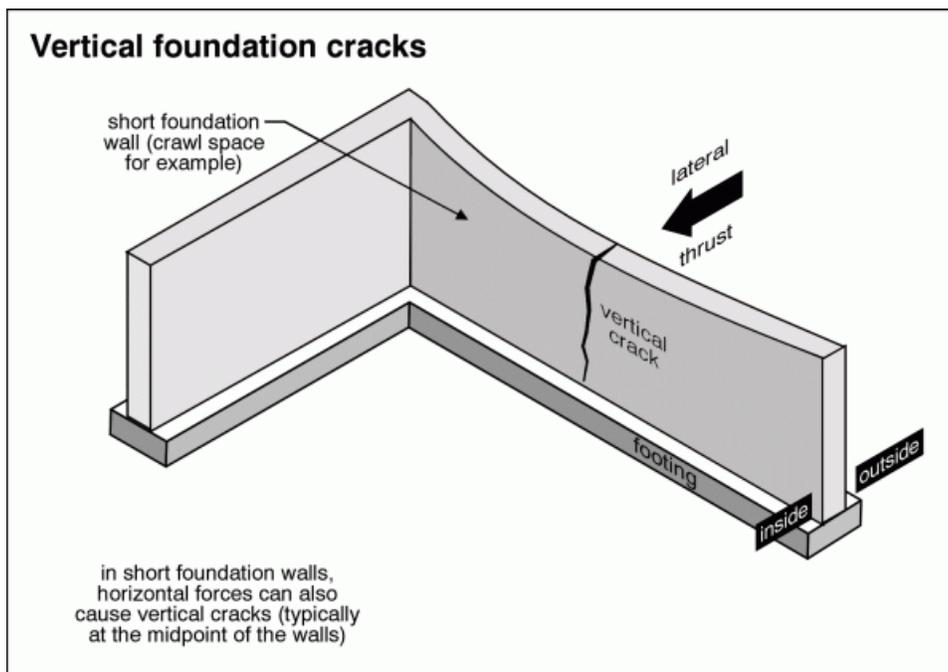
NOTE: Area identified and photos are representative only. A qualified contractor will need to evaluate the entire system to determine extent of damage and necessary repairs to prepare an estimate or invoice to know the true cost associated with remediation of this condition

Location: Basement

Task: Structural Engineer or Foundation Expert should evaluate

Time: Immediate

Cost: \$5,000 and up. Depends on the preferred remedy of repair



STRUCTURE

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36. Rear

17. Condition: • Foundation has been under cut

Location: Basement

Task: Consult with a structural engineer

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



37. Right rear

FLOORS \ Columns or piers

18. Condition: • Temporary Supports - NO Issues

Although there are no issues with the temporary or supplemental supports installed in the crawlspace, this is usually done in response to some type of movement or settling and as a temporary corrective measure. Although there were no issues noted that were a concern at the time of inspection, it is recommended that a qualified contractor install more permanent supports that are properly secured at the top and bottom.

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NOTE: Area identified and photos are representative only. A qualified contractor will need to evaluate the entire system to determine extent of damage and necessary repairs to prepare an estimate or invoice to know the true cost associated with remediation of this condition

Location: Basement

Task: Repair As Needed

Time: Discretionary

Cost: \$200 - \$400 Each



38. Right rear



39. Left rear



40. Left rear

19. Condition: • Rust/Compromised/Damaged

NOTE: Area identified and photos are representative only. A qualified contractor will need to evaluate the entire system to determine extent of damage and necessary repairs to prepare an estimate or invoice to know the true cost associated with remediation of this condition

Location: Basement

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Task: Replace
Time: As Soon As Possible
Cost: \$200 - \$400 Each



41. Rear



42. Left rear

20. Condition: • Column bowing

Location: Basement

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



43. Middle

FLOORS \ Beams/Joists

21. Condition: • [Rot, insect or fire damage](#)

These pictures are representative

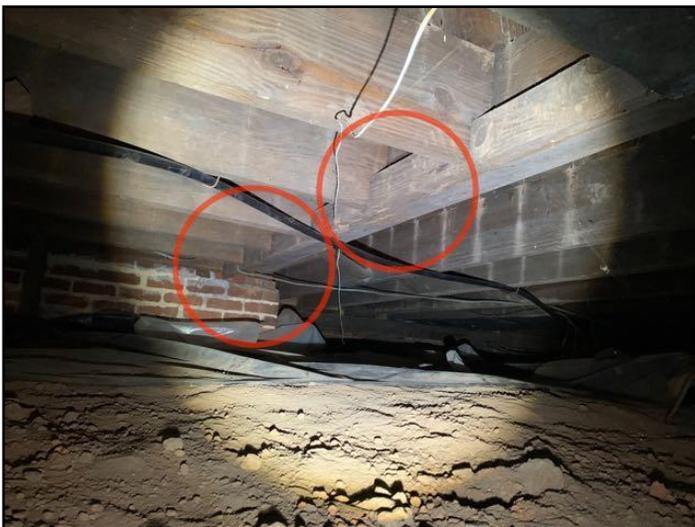
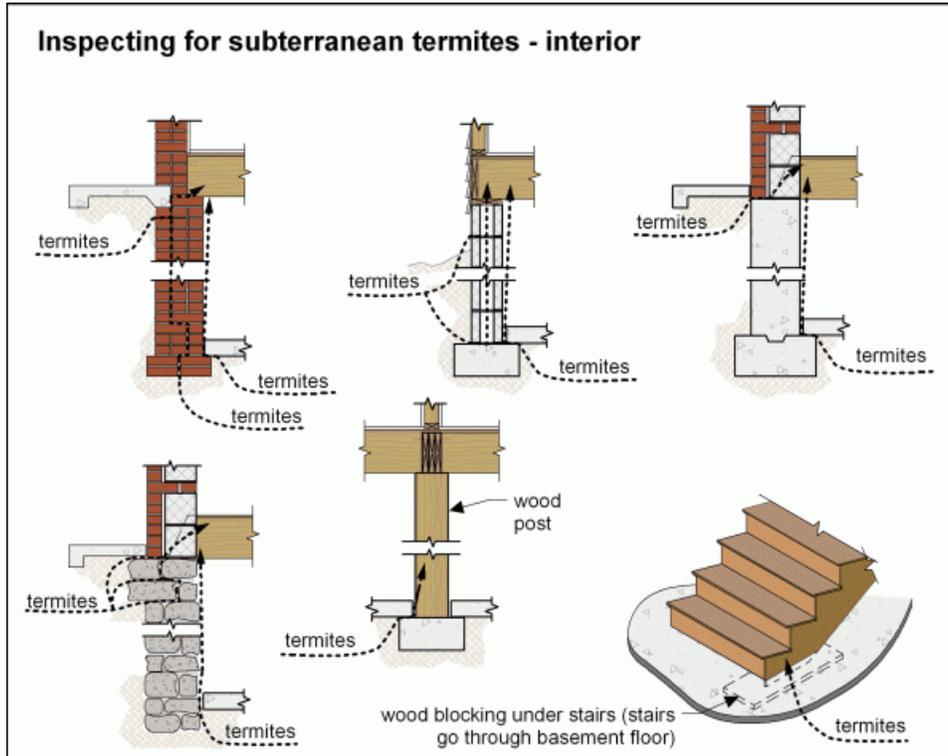
KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Location: Various

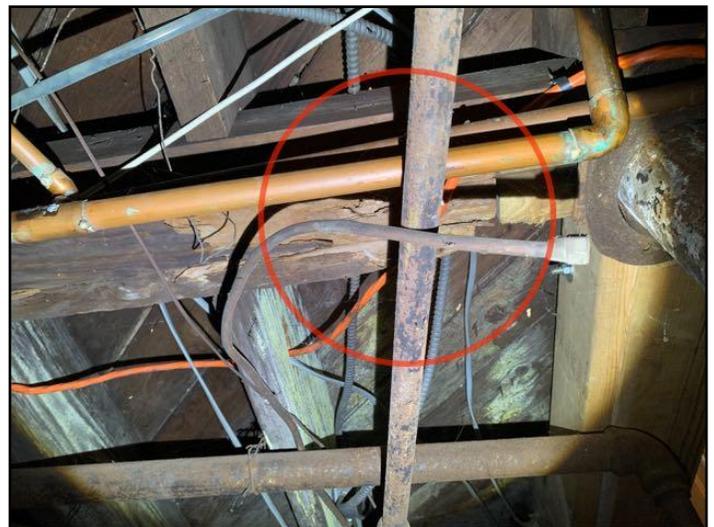
Task: Consult with a qualified contractor

Time: Immediate

Cost: Recommend getting estimate



44. Front crawlspace



45. Left side basement near stairs

STRUCTURE

650 Arnold Court, Marietta, GA April 21, 2021

Report No. 38925, v.2

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



46. Rear basement



47. Rear crawlspace

FLOORS \ Sills

22. Condition: • [Insect damage](#)

This picture is representative

Location: Basement

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



48. Right side

FLOORS \ Sheathing/Subflooring

23. Condition: • Water stains

Source of water must be identified and corrected before conducting repairs.

Location: Basement

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Task: Consult with a qualified contractor
Time: As Soon As Possible
Cost: Depends on the preferred remedy of repair



49. Underneath kitchen

Description

General: • Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing.

Configuration: • [Basement](#) • [Crawlspace](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#) • Wood columns & walls • Steel columns • Masonry columns • Subfloor - plywood • Subfloor - plank

Exterior wall construction: • Wood frame / Brick (masonry) veneer

Roof and ceiling framing: • Rafters/ceiling joists • [Plank sheathing](#)

Inspection Methods and Limitations

Inspection limited/prevented by: • Insulation • We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

Percent of foundation not visible: • 25 %

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Observations and Recommendations

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

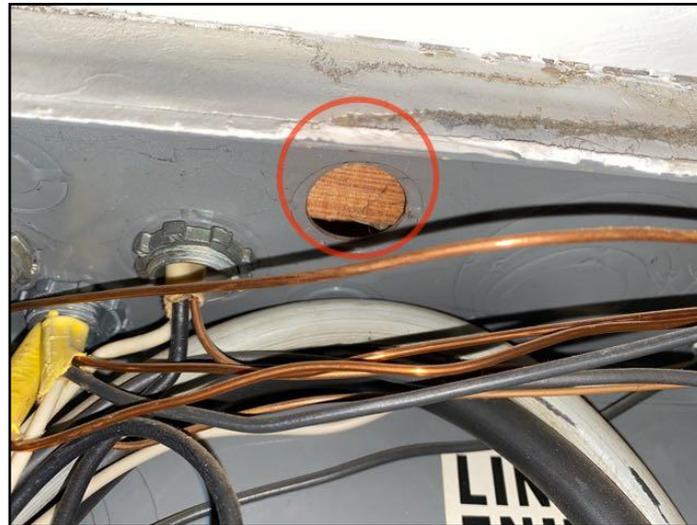
24. Condition: • Openings in Panel

Location: Panel

Task: Secure openings

Time: Immediate

Cost: Minor



50. *Openings in Panel*

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

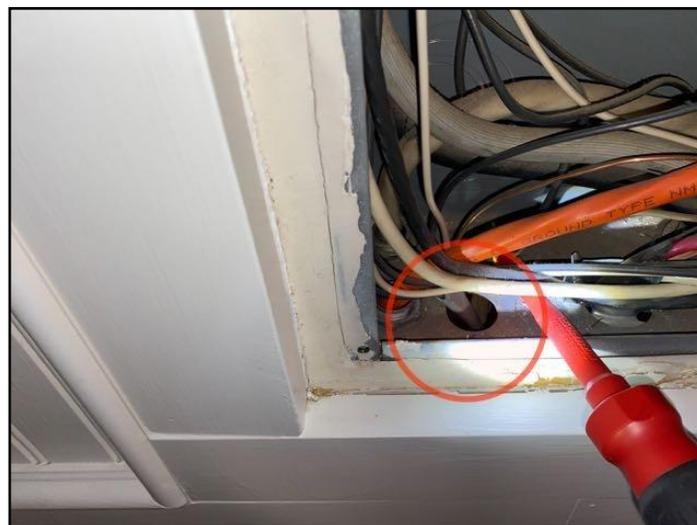
25. Condition: • Not well secured

Location: Panel

Task: Secure

Time: Immediate

Cost: Minor



51. *Not well secured*

26. Condition: • Excessive sheathing length inside of panel

Location: Panel

Task: Correct

Time: As Soon As Possible

Cost: Minor



52. Excessive sheathing length

DISTRIBUTION SYSTEM \ Wiring - installation

27. Condition: • Abandoned Wiring

Wire appears to be serving no purpose and should be removed to eliminate any possible safety hazard.

Location: Various

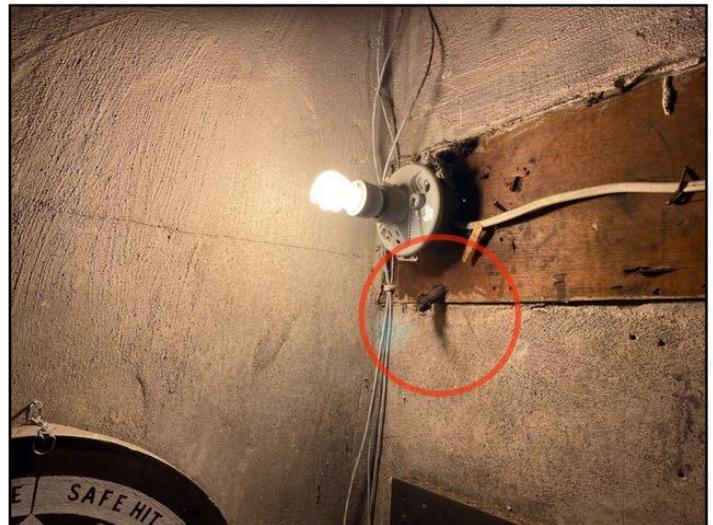
Task: Remove

Time: Immediate

Cost: Minor



53. Attic near access stairs



54. Basement stairs

ELECTRICAL

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KEY FACTOR

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

THERMAL IM

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APPENDIX

REFERENCE

28. Condition: • Open splices
Installation of Junction Box with cover

Location: Various

Task: Correct

Time: Immediate

Cost: Minor



55. Left side attic



56. Above furnace in basement

29. Condition: • Extension cord used for permanent wiring

Location: Attic

Task: Correct

Time: Immediate

Cost: \$400 - and up



57. Attic



58. Attic

ELECTRICAL

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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30. Condition: • Garage feeder wire is run across the ground

Location: Right Rear

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



59. Right rear

DISTRIBUTION SYSTEM \ Junction boxes

31. Condition: • Cover loose or missing

Location: Various

Task: Correct

Time: Immediate

Cost: Minor



60. Rear



61. Right rear basement

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

DISTRIBUTION SYSTEM \ Outlets (receptacles)

32. Condition: • Ungrounded

Location: Right rear bedroom

Task: Correct

Time: Immediate

Cost: Depends on work needed \$125 - \$250 per location



62. Right rear bedroom



63. Right rear bedroom

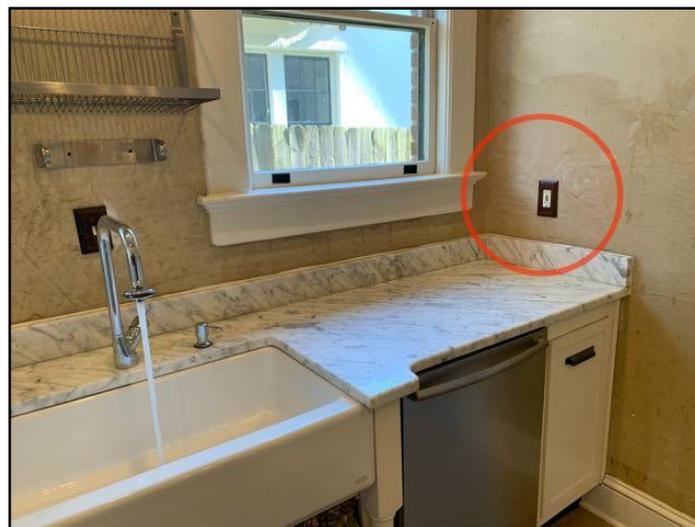
33. Condition: • Test faulty on GFCI (Ground Fault Circuit Interrupter)

Location: Kitchen

Task: Repair or replace

Time: Immediate

Cost: Minor



64. Kitchen

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

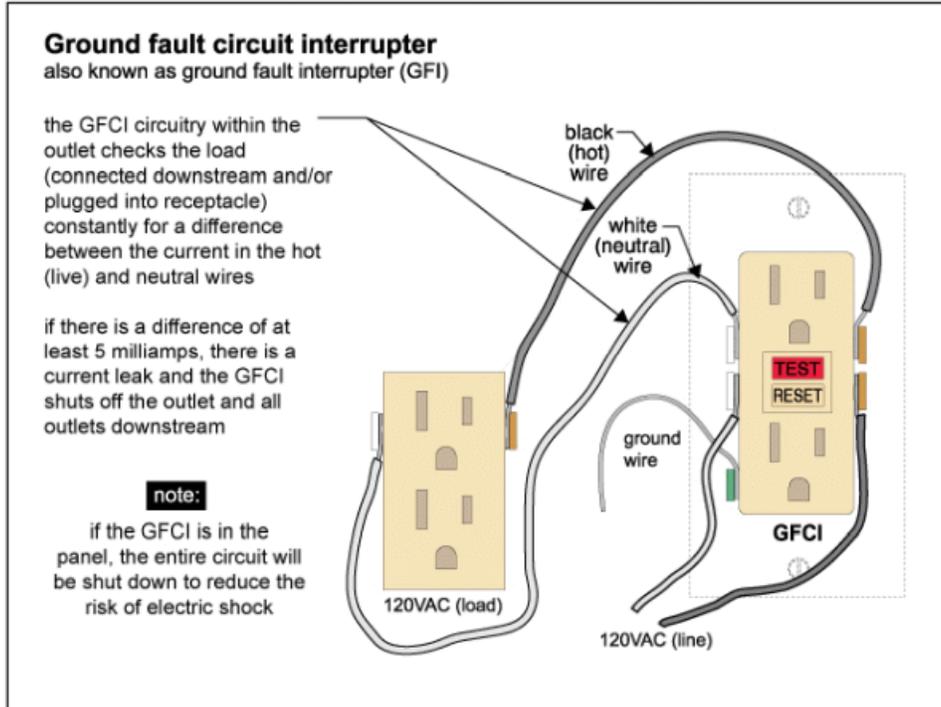
34. Condition: • No GFCI/GFI (Ground Fault Circuit Interrupter)

Location: Front porch

Task: Upgrade

Time: Immediate

Cost: Less than \$100 - Each



65. Front porch

35. Condition: • Loose, missing, broken cover plate

Location: Attic

ELECTRICAL

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THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Task: Replace
Time: Immediate
Cost: Minor



66. Attic

36. Condition: • Loose Receptacles (Outlets) noted

Location: Various

Task: Secure

Time: Immediate

Cost: Minor



67. Attic stairs



68. Living room

ELECTRICAL

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



69. Hal bathroom

37. Condition: • Inoperative

Location: Various

Task: Replace

Time: Immediate

Cost: Minor



70. Right side



71. Attic stairs

38. Condition: • Missing weather cover

Location: Front porch

Task: Provide

Time: Immediate

Cost: Minor

ELECTRICAL

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



72. Front porch

DISTRIBUTION SYSTEM \ Lights

39. Condition: • Inoperative

This is most likely blown bulbs and recommend confirming operation from the seller.

Location: Various

Task: Correct

Time: Immediate

Cost: Minor



73. Attic



74. Front

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



75. Right side basement

40. Condition: • Damaged Fixture

Location: Basement

Task: Repair or replace

Time: Immediate

Cost: Minor



76. Right side basement

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

41. Condition: • Missing CO

Location: Throughout

Task: Provide

Time: Immediate

Cost: Less than \$50 Each

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted. It is recommended that smoke detectors be tested at least monthly for proper operation. Those that are older than 10 years should be replaced.

Service entrance cable and location: • [Overhead - cable type not determined](#)

Service size: • [150 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

• [Breakers - exterior wall](#)

Left side



77. main electrical disconnect

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location:

• Breakers - Hallway

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



78. Breakers - Hallway

Distribution panel rating: • [200 Amps](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#) • [AFCI - panel](#)

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Inspection Methods and Limitations

Panel covers: • Panel covers are removed to inspect internal components unless otherwise noted in this report.

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Observations and Recommendations

FURNACE \ Filter

42. Condition: • Dirty

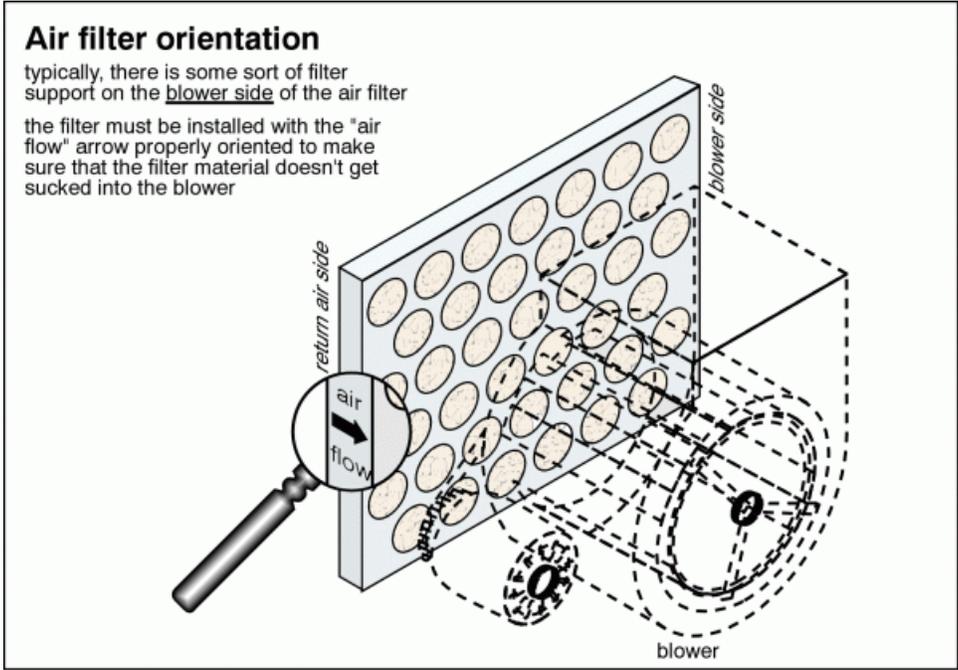
Given the dirty operating condition of the system, servicing is recommended

Location: Basement

Task: Replace

Time: As Soon As Possible - Regularly thereafter

Cost: Regular maintenance item



79. At furnace

HEATING

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THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

FURNACE \ Ducts, registers and grilles

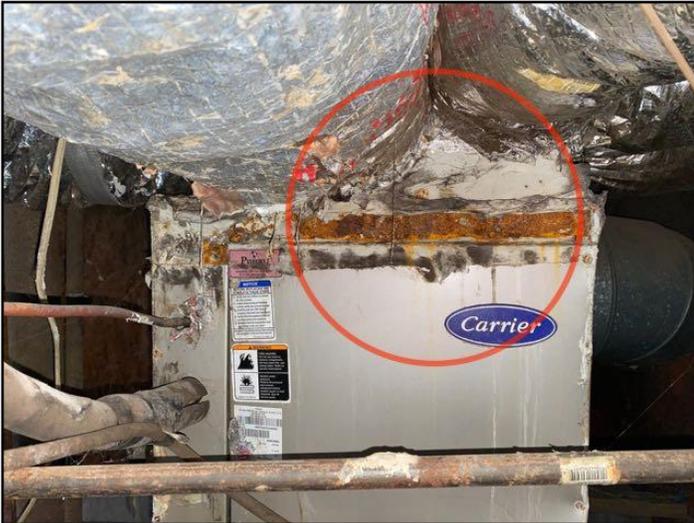
43. Condition: • Rust

Location: Basement

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



80. Above furnace



81. Left rear

CHIMNEY AND VENT \ Inspect/sweep chimney

44. Condition: • [Fireplace and Wood Stove Maintenance](#)

Fireplaces, Wood burning appliances and their chimneys should be inspected and cleaned before you use them the first time and annually thereafter. We recommend specialists, such as Chimney Sweeps, for this kind of work. Of course there is risk associated with this unknown and depending on your tolerance level, if this is a concern to you, you may consider consulting with a chimney sweep for an interior evaluation of the flue.

Task: Inspect and Clean

Time: As Soon as Possible, Prior To Use - Annually thereafter

Cost: Regular Maintenance Item - Less Than \$250

FIREPLACE \ Firebox

45. Condition: • [Deteriorated, missing or loose masonry or mortar](#)

Location: Fireplace

Task: Repair

Time: As Soon As Possible

Cost: \$400 - \$800

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



82. Deteriorated, missing or loose masonry or...

Description

General: • Our inspection of the heating and cooling system included a visual examination of the systems major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Unless otherwise noted in this report this is considered to be a forced air system.

System type:

- High-Efficiency Gas Furnace - 15-20 Years Life Expectancy



83. Gas furnace in basement

Heat distribution: • [Ducts and registers](#)

HEATING

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KEY FACTOR

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INSULATION

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REFERENCE

Approximate capacity: • [90,000 BTU/hr](#)

Exhaust venting method: • [Direct vent](#)

Approximate age:

• [17 years](#)



84. Furnace data plate

Main fuel shut off at: • Meter (Exterior Wall)

Supply temperature: • 105° • Rounded to nearest 5 degrees

Air filter:

• 16" x 25"

Requires 3 air filters

HEATING

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



85. Air filter location at furnace

- 1" thick

Exhaust pipe (vent connector): • PVC plastic

Auxiliary heat: • No emergency heat setting

Fireplace/stove: • [Wood-burning fireplace](#)



86. Air filter size

Inspection Methods and Limitations

General: • Interior of the ductwork is not inspected as part of this inspection.

COOLING & HEAT PUMP

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THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Observations and Recommendations

AIR CONDITIONING \ Life expectancy

46. Condition: • Near end of life expectancy

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$1,500 - \$3,000

AIR CONDITIONING \ Compressor

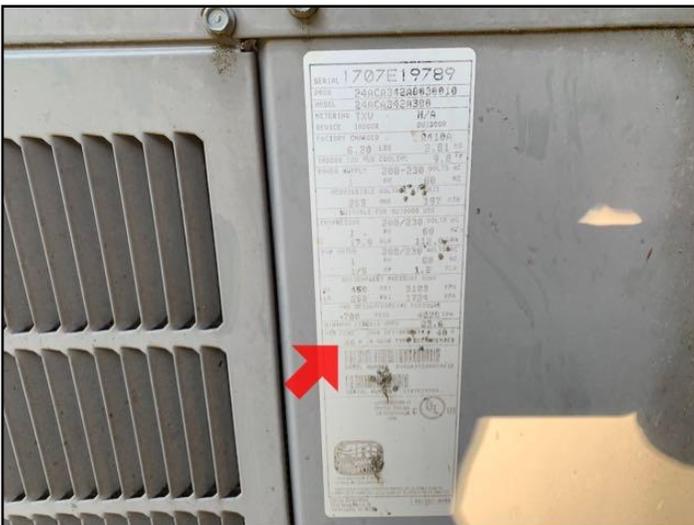
47. Condition: • Wrong Fuse/Breaker Size

Location: Panel

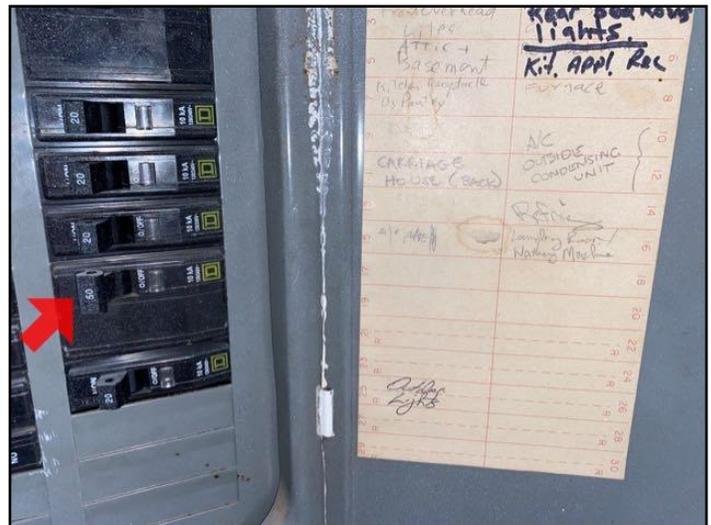
Task: Replace with appropriately sized fuse or breaker

Time: Immediate

Cost: Minor



87. AC data plate calls for max 40 amp breaker



88. Breaker in the panel is 50 amps

Description

General: • Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include a load calculation test or a flow rating test, therefore the capacity of the system is not evaluated for adequacy.

Unless otherwise noted in the report, this is considered to be a split system.

Air conditioning type:

- AC - Air cooled

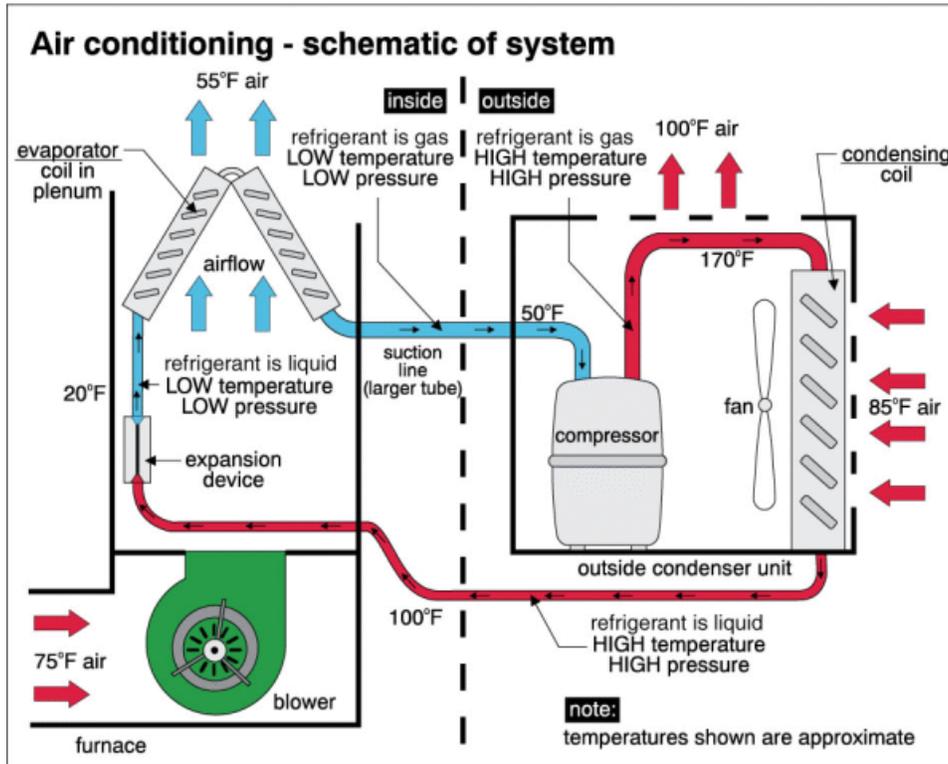
COOLING & HEAT PUMP

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



Cooling capacity: • [3.5 Tons](#)

Compressor approximate age:

• 14 years



89. AC data plate

Typical life expectancy: • 10 to 15 years

Temperature difference: • 14° - Acceptable temperature difference is between 14° and 22°. This system

COOLING & HEAT PUMP

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

is performing as intended.

Refrigerant type: • [R-410A](#)

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

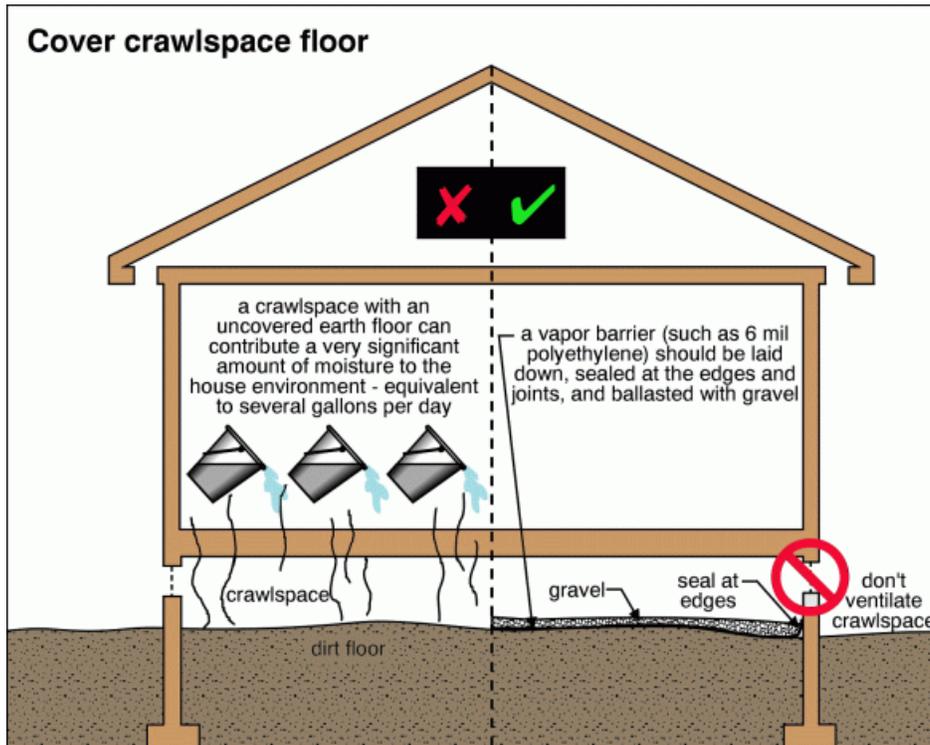
Observations and Recommendations

FLOORS \ Floors over unheated areas

48. Condition: • Missing Insulation
Location: Basement and crawlspaces
Task: Improve/Upgrade
Time: Discretionary
Cost: Minor

FOUNDATION \ Crawlspace floor

49. Condition: • Vapor barrier poorly or partially installed
Location: Crawlspace
Task: Repair or replace
Time: As Soon As Possible
Cost: Depends on the preferred remedy of repair



FOUNDATION \ Crawlspace ventilation

50. Condition: • Vent at or below grade
Location: Left side
Task: Correct
Time: Discretionary
Cost: Depends on the preferred remedy of repair

INSULATION AND VENTILATION

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KEY FACTOR

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90. Left side



91. Left side

Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • Appears Adequate

Attic/roof ventilation: • Ridge and Soffit Vents

Floor above basement/crawlspace insulation material: • None found

Floor above basement/crawlspace air/vapor barrier:

- Plastic
- Partial

Crawlspace ventilation: • [Wall Vents](#)

Inspection Methods and Limitations

Attic inspection performed: • By entering Attic

Crawlspace inspection performed: • From basement area

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Observations and Recommendations

SUPPLY PLUMBING \ Water supply piping in building

51. Condition: • Excessive Water Pressure

A qualified plumber will need to adjust/replace pressure regulator valve for pressure reading between 40 and 80 PSI.

Task: Adjust or Correct

Time: As Soon As Possible

Cost: Minor



92. 80+ PSI

WASTE PLUMBING \ Drain piping - performance

52. Condition: • [Cast Iron drain line is present.](#)

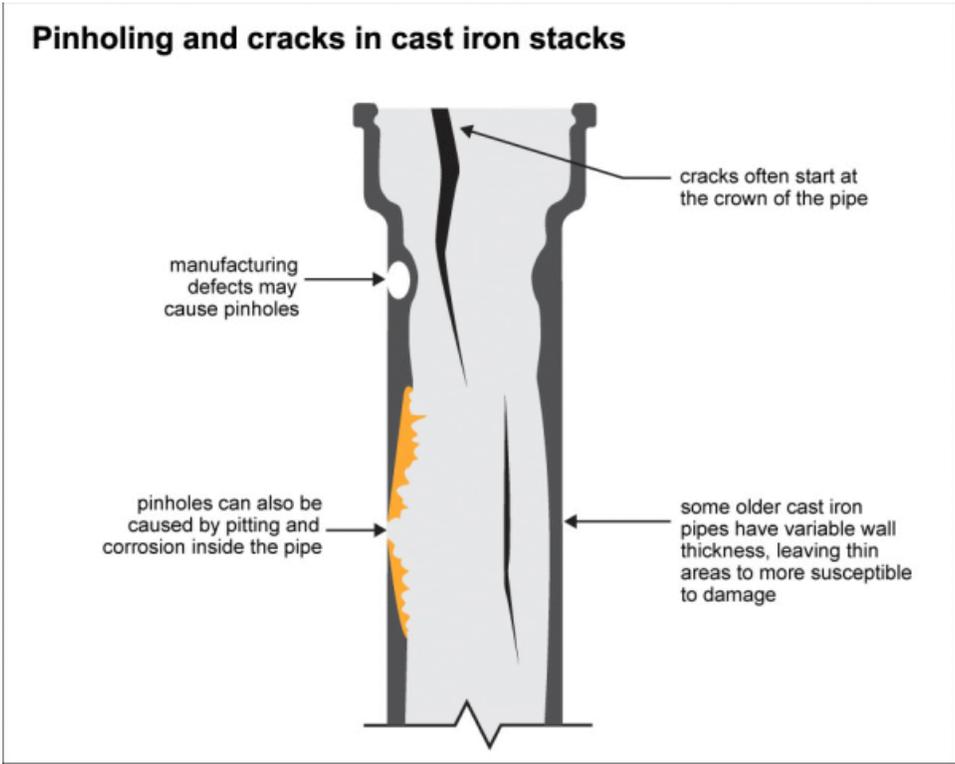
Location: Basement

Task: Prepare for Replacement

Time: Unpredictable

Cost: \$3,000 - \$6,000

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



93. Right rear

FIXTURES AND FAUCETS \ Faucet

53. Condition: • Drip/Leak

Location: Hall bathroom

Task: Repair

Time: As Soon As Possible

Cost: Regular maintenance item

PLUMBING

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94. Hall bathroom

54. Condition: • Loose Faucet

Location: Kitchen

Task: Secure

Time: Immediate

Cost: Regular maintenance item



95. Kitchen

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

55. Condition: • Drain stop ineffective

Location: Hall bathroom

Task: Improve

Time: Discretionary

Cost: Minor

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



96. Hall bathroom

FIXTURES AND FAUCETS \ Bathtub/Shower Stall

56. Condition: • Caulking/Grout missing and or deteriorated

Location: Hall bathroom

Task: Caulking Needed

Time: As Soon As Possible

Cost: Regular maintenance item



97. Hall bathroom

57. Condition: • Drain stop missing

Location: Hall bathroom

Task: Provide

Time: Discretionary

Cost: Minor

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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98. Hall bathroom

58. Condition: • Unprotected Window

Location: Hall bathroom

Task: Protect

Time: Ongoing

Cost: Regular maintenance item



KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						



99. Hall bathroom

Description

General: • Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

Service piping into building: • [Plastic](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the:

- Basement
- Middle of basement

PLUMBING

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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100. Main water shutoff

Water flow and pressure: • over 80 psi (Between 40 and 80 psi is acceptable)

Water heater type:

- Tankless/On-Demand (Gas) 20-25 Years Life Expectancy



101. Tankless/On-Demand (Gas) 20-25 Years Life...



102. Tankless/On-Demand (Gas) 20-25 Years Life...

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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103. Tankless/On-Demand (Gas) 20-25 Years Life...

Water heater exhaust venting method: • Direct vent

Water heater tank capacity: • Tankless - On Demand

Water heater approximate age:

• 5 years



104. Water heater data plate

Waste and vent piping in building: • [PVC plastic](#) • [Cast iron](#)

Pumps: • None

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

Inspection Methods and Limitations

Fixtures not tested/not in service:

- Whirlpool bath
Drain stop missing



105. Whirlpool bath

Items excluded from a building inspection: • Underground waste or sanitary sewer pipes outside of the foundation of the building. • Washing machine supply faucets and drain are not tested.

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Observations and Recommendations

CEILING \ and Walls

59. Condition: • Missing Sections

Location: Basement stairs

Task: Replace

Time: As Soon As Possible

Cost: Minor



106. *Basement stairs*

60. Condition: • Cracks

This picture is representative - There is no evidence to indicate this is related to anything other than typical settling or age. Recommend monitoring to ensure cracks do not worsen.

Location: Various

Task: Be Advised, Monitor cracks to ensure they do not worsen

Time: Ongoing



107. *Left rear bedroom closet*

INTERIOR

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KEY FACTOR

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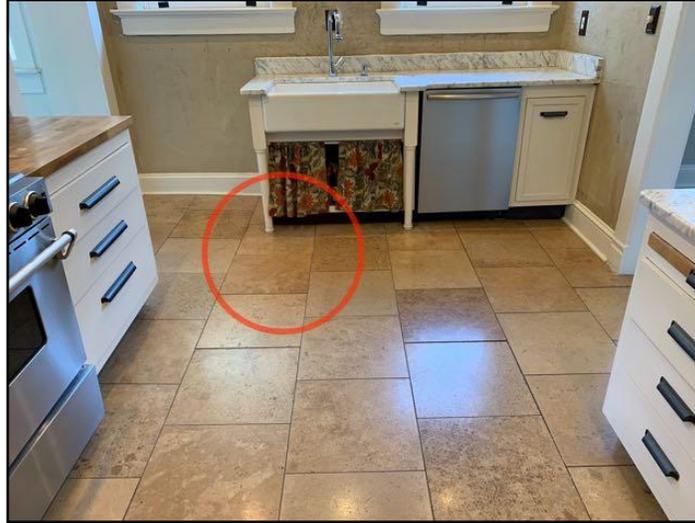
FLOORS \ General notes

61. Condition: • Floor not level - This picture is representative

Location: Kitchen

Task: Be Advised

Time: Ongoing



108. Kitchen

FLOORS \ Subflooring

62. Condition: • [Sagging](#)

Location: Living room

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



109. Living room

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
THERMAL IM	NON-SCOPE	APPENDIX	REFERENCE						

WINDOWS AND DOORS \ General notes

63. Condition: • Broken Sash Cords/Springs

Location: Attic

Task: Repair or replace

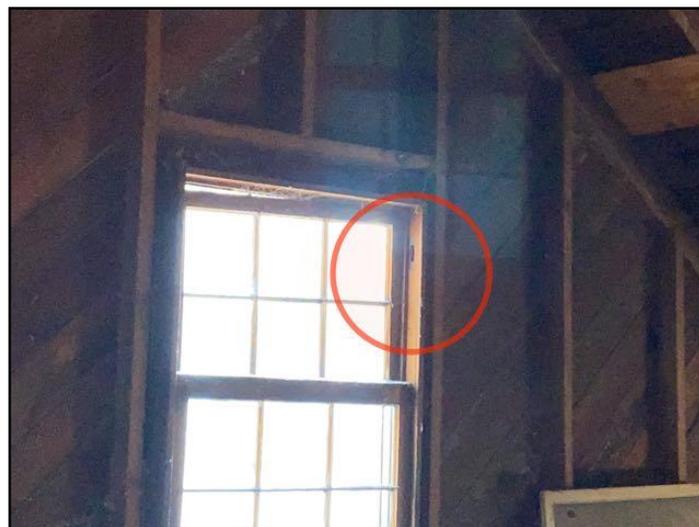
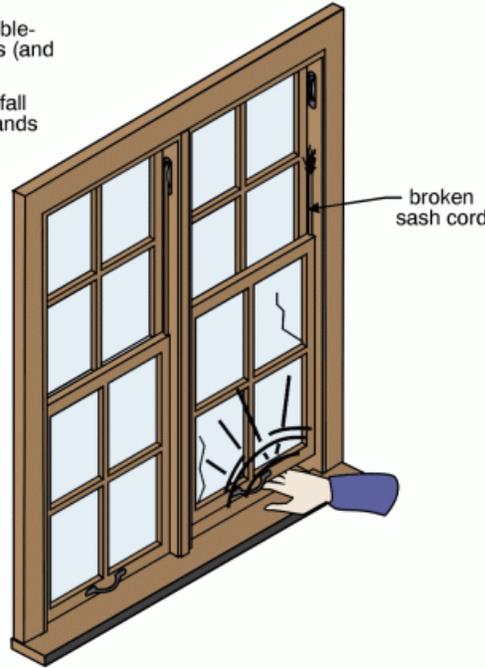
Time: Discretionary

Cost: Depends on the preferred remedy of repair

Watch for faulty windows

be careful when operating double-hung and single-hung windows (and also self-storing storms)

if they're defective, they could fall unexpectedly - injuring your hands and/or the window



110. Attic

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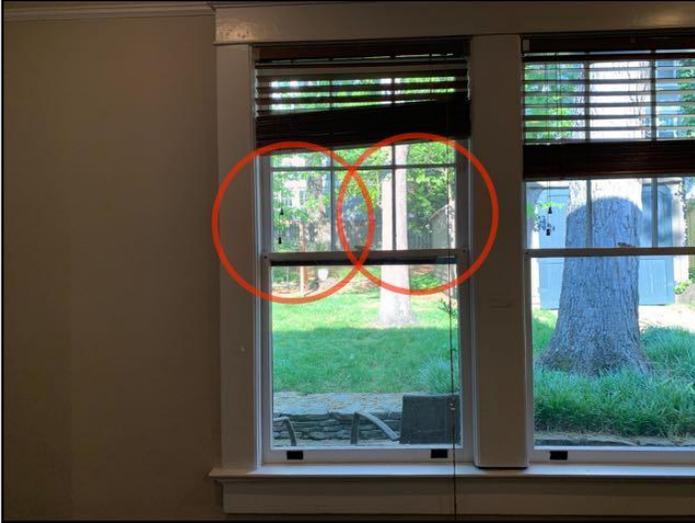
64. Condition: • Cracked/Broken Glass

Location: Various

Task: Replace

Time: As Soon As Possible

Cost: \$150 - \$300 Each



111. Right rear bedroom



112. Attic

65. Condition: • Safety Glass Not Installed

Location: Hall bathroom

Task: Upgrade

Time: Discretionary

Cost: \$250 - \$500 Each



113. Hall bathroom

66. Condition: • Missing/Loose Hardware

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This picture is representative

Location: Living room

Task: Correct

Time: As Soon As Possible

Cost: Minor



114. Living room

67. Condition: • Door Binds

Location: Various

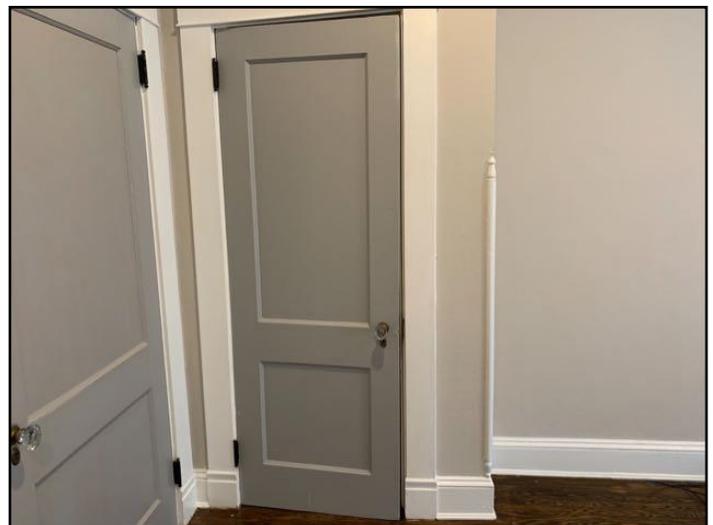
Task: Adjust

Time: Discretionary

Cost: Minor



115. Exterior door to front porch



116. Left front bedroom closet

68. Condition: • Does Not Latch Properly

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Location: Left rear bedroom

Task: Adjust

Time: Discretionary

Cost: Minor



117. Left rear bedroom

STAIRS \ General notes

69. Condition: • Handrail Missing

Attic, Basement Stairs

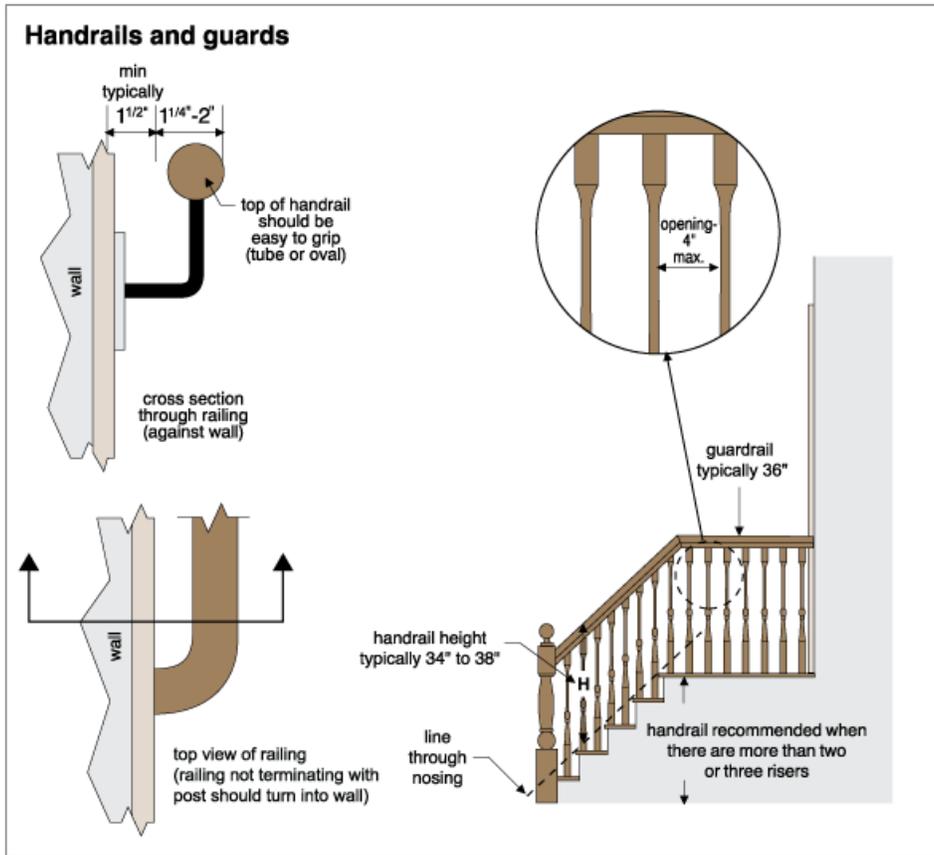
Location: Various

Task: Provide

Time: Immediate

Cost: \$200 to \$400 for average style and grade.

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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118. Attic stairs

119. Basement stairs

70. Condition: • Headroom less than ideal
Location: Basement stairs
Task: Be Advised

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Time: Ongoing



120. Basement stairs

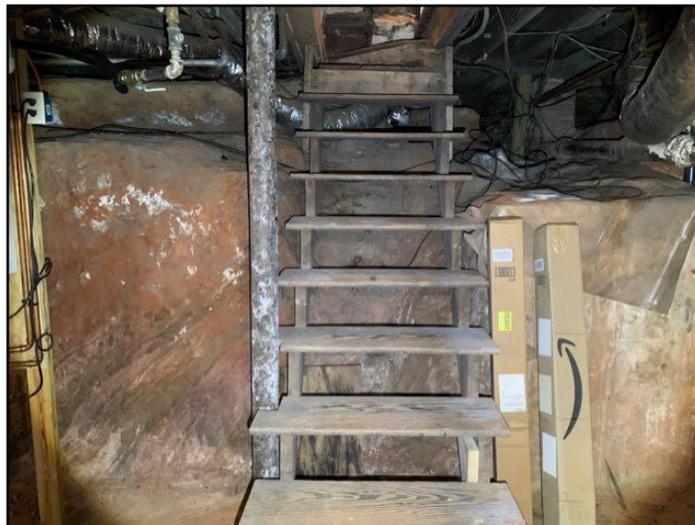
71. Condition: • Poorly supported

Location: Basement

Task: Improve

Time: Immediate

Cost: Depends on the preferred remedy of repair



121. Basement stairs

EXHAUST FANS \ General notes

72. Condition: • Does not discharge to exterior

This appears to be from the range down draft vent

Location: Basement

Task: Correct

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Time: As Soon As Possible

Cost: Minor



122. Right rear

BASEMENT/CRAWLSPACE \ Water intrusion - evidence

73. Condition: • [Dampness on floor or walls](#)

These pictures are representative

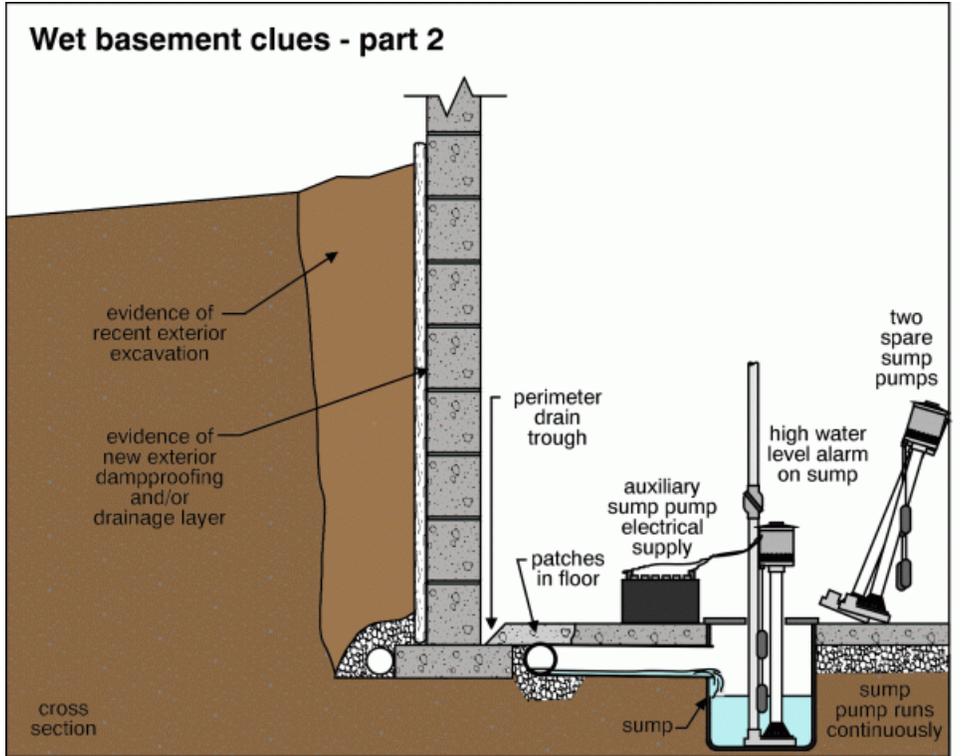
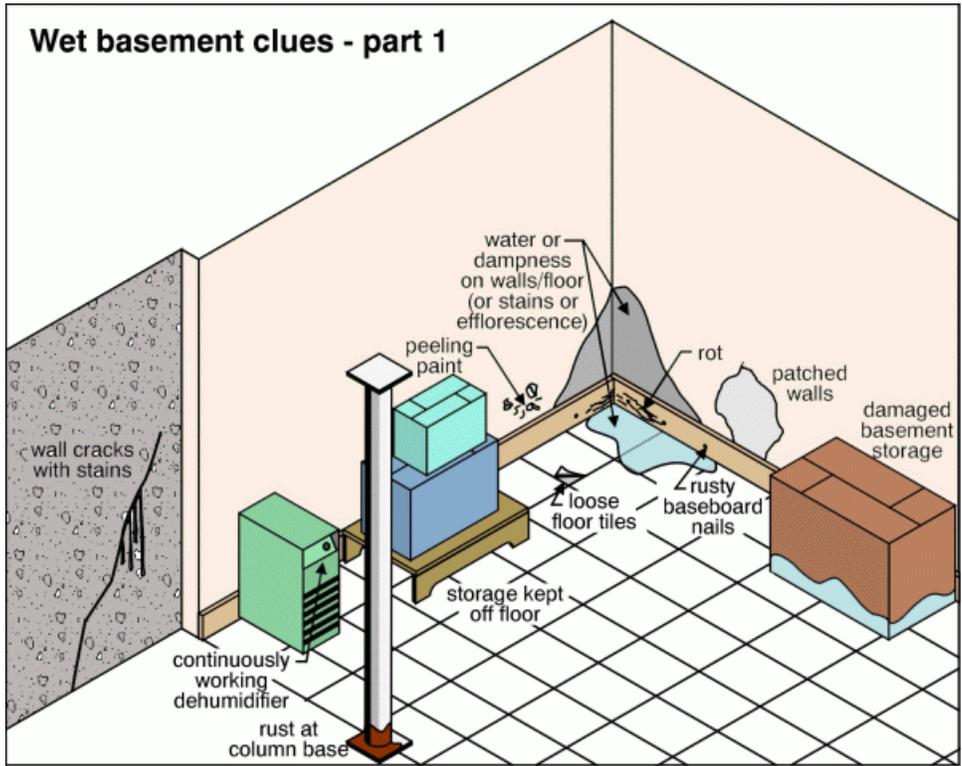
Location: Basement

Task: Consult with a foundation or waterproofing company

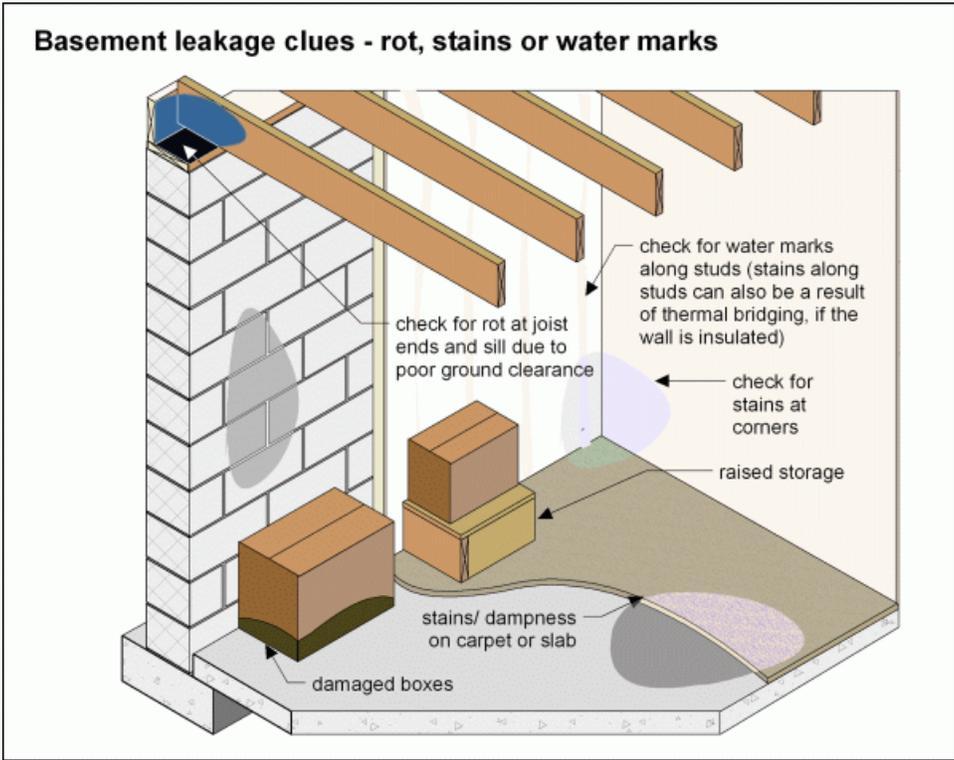
Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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123. Right side



124. Right side

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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125. Rear

74. Condition: • [Water marks](#)

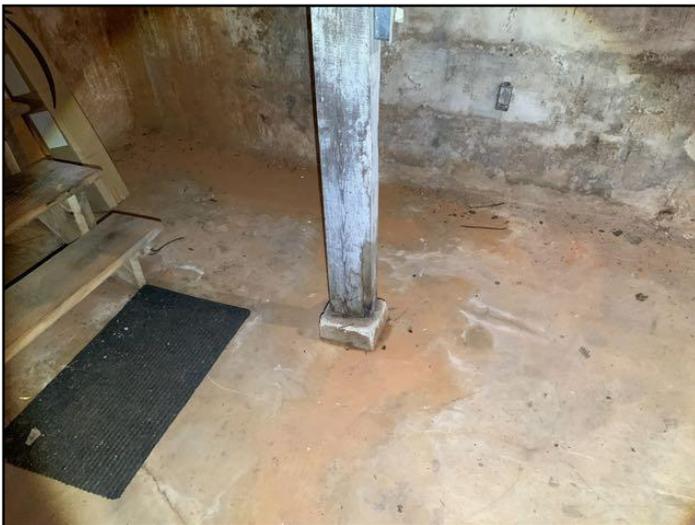
These pictures are representative

Location: Basement

Task: Consult with a foundation or waterproofing company

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



126. Basement floor



127. Basement floor

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128. Basement floor

APPLIANCES \ Refrigerator

75. Condition: • No Ice in Freezer Ice Maker

This suggests it may not be operable or may not be connected. In the course of a routine home inspection it is outside of the scope to move furniture/appliances or evaluate shutoff valves that are not operated on a regular or routine basis

Location: Kitchen

Task: Be Advised



129. Refrigerator

APPLIANCES \ Oven/Range

76. Condition: • Burner/Elements inoperative

Location: Kitchen

Task: Correct

Time: As Soon As Possible

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Cost: Minor



130. Range

Description

Major floor finishes: • Carpet, Tile, Wood

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • Wood • Single Hung • [Fixed](#) • [Casement](#)

Glazing: • [Single](#)

Exterior doors - type/material: • [Metal](#) • [Wood](#) • Garage door - wood

Oven fuel: • Electricity

Range fuel: • Gas

Appliances: • Refrigerator • Dishwasher • Waste disposal • Range hood • Range

Laundry facilities: • Washer • Dryer • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Stairs and railings: • Inspected

Inspection Methods and Limitations

Inspection limited/prevented by: • MOLD/MILDEW/FUNGUS

The Inspection does not include spores, fungus, mold or mildew that may be present as this is outside the scope of a home inspection and there are companies that specialize in environmental issues. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Inspection limited/prevented by: • Most windows are pinned shut - This picture is representative



131.

Cosmetics: • No comment offered on cosmetic finishes

Appliances: • Pursuant to the ASHI Standards of Practice we perform a visual and operational inspection of all standard, built-in appliances. There are obvious limitations and we cannot confirm their level of performance but only if they are operational at the time of inspection. Appliances limited to the ones listed in this report are turned on and observed. Clothes washers and dryers are not part of this inspection. Refrigerators and freezers are inspected for obvious deficiencies and ice makers and water dispensers are not evaluated.

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Observations and Recommendations

RECOMMENDATIONS \ Thermal Inspection Report Information

77. Condition: • No Thermal Imaging inspection was performed at this time.

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Observations and Recommendations

RECOMMENDATIONS \ General

78. Condition: • Mold-like substance noted in Crawl

There is the presence of a mold-like substance on the interior of the home. Efforts are made to identify the specific areas of concern but it may be present in other areas not documented in this report as they may not be accessible and the growth may not be visible at the time of the inspection. This is usually an indication of an ongoing moisture issue or water intrusion problem. Mitigation will be required by an environmental company and water issues noted in the report will need to be corrected. This requires further evaluation by a specialist in this field as a home inspector is not trained for evaluating and reporting on any environmental hazard.

Location: Crawlspace/Basement

Task: Consult with a qualified contractor

Time: As Soon As Possible

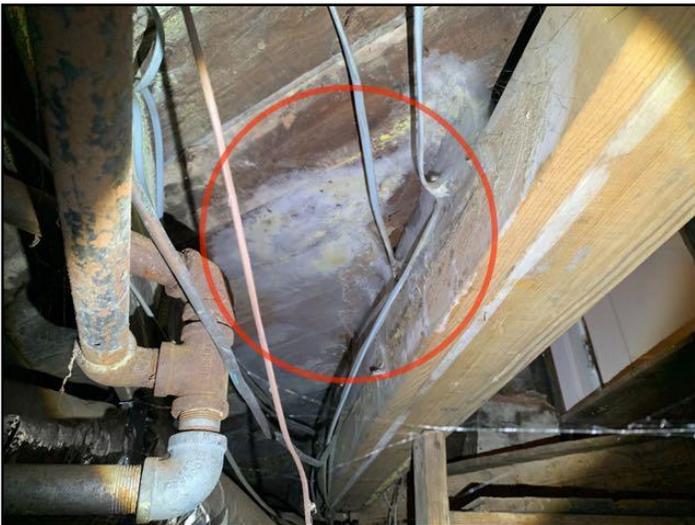
Cost: Depends on the preferred remedy of repair



132. Left side



133. Near stairs



134. Near stairs



135. Left rear

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136. Left rear



137. Right rear



138. Right rear



139. Underneath kitchen

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140. Rear



141. Middle basement

79. Condition: • Evidence of Rodents

There is evidence to suggest there is or has been rodent activity at the property. While we cannot determine if this is a current or even a recent issue, it is recommended that a pest control or wildlife exclusion company be consulted to determine the steps necessary to be taken for remedy. Task: Consult with Wildlife or Pest Exclusion Company Time: As Soon As Possible Cost: \$1,000 and Up

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair

80. Condition: • [Potentially Asbestos Containing Material](#)

Location: Basement

Task: Consult with a qualified contractor

Time: As Soon As Possible

Cost: Depends on the preferred remedy of repair



142. HVAC tape wrap

NON-SCOPE

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KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • Cost estimates have been provided throughout the inspection report. This is outside of the scope of a routine home inspection and is provided only as a courtesy to a client of Home-Probe, Inc.

These costs are intended as ball park estimates for repairs and/or improvements to a typical three bedroom home. The costs are based on information obtained in the Atlanta area and from RS Means.

Our experience shows that actual contractor quotes can vary from our figures by as much as 300%. Naturally, the quality of workmanship and materials will influence the cost. The complexity of a certain job, accessibility, and even economic conditions can also alter actual costs. These numbers are intended to be used as a guide only. A guaranteed estimate for all work to be done should be obtained by a qualified contractor PRIOR to commitment to purchase.

The word 'Minor' may be used to describe costs up to roughly \$500 which is unlikely to have an impact on your purchasing decision. • [Unfortunately, unpleasant surprises are part of home ownership. This document helps to explain why things happen and why your home inspector may not have predicted it.](#) • [A list of things you should do when moving into your new home and a few regular maintenance items.](#) • [This document sets out what a professional home inspection should include, and guides the activities of our inspectors.](#) • [Scheduled maintenance can avoid repairs and extend the life expectancy of many home components. This document helps you look after your home.](#) • [This document is a great resource to use when conducting your final walk through prior to closing escrow on your new home. Remember to call our office with any questions.](#)

END OF REPORT

KEY FACTOR	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Home-Probe 100 Day Guarantee

Our commitment to you:

If it worked when we were there, it should work when you move in.

We like to call this our 2 surprise guarantee. There are three types of surprises in life. Good ones, bad ones and no surprises. We want you to have no surprise at all but if you do, our intention is to keep it from being a bad one.

MECHANICAL COVERAGE SUMMARY:

Plumbing: Water lines that are inside the home and visible, faucets, water heaters, drain lines that are inside the home and visible, gas lines that are inside the home and visible.

Electrical: Main service panel, secondary service panel, and wiring that is inside the home and visible.

Appliances: Kitchen Appliances including and limited to oven, range, dishwasher, built-in microwave, trash compactor, and garbage disposal. Refrigerator ice makers and water dispensers are not inspected and cannot be covered in this warranty.

Heating/Air (HVAC): Furnace, Air Conditioner, and Thermostats.

STRUCTURAL COVERAGE SUMMARY: Poured Concrete & Block wall foundations. Floor joists, bottom & top plates, and wall members. Roof leak repair (does not include replacement of bad shingles), load bearing walls, attached garage doors.

COVERAGE TERMS: This guarantee applies only to those items specifically listed and excludes all others. This contract covers parts and labor only and does not cover consequential or secondary damages. This contract only covers those items that were confirmed to be in good working order at time of inspection and excludes all others, regardless of their condition at the time of inspection or if they were repaired after the inspection. This contract does not cover water damage, cosmetic repairs, or items that are inaccessible without the removal of drywall, concrete, or any other permanently installed covering. This is not a maintenance contract. In order for an item to be covered, it must be maintained in accordance with the manufacturer's standards or be maintained within reasonable standards where no such standards exist.

EXCLUSIONS: This contract excludes all appliances, climate control systems, fixtures and roofs believed to be over 10 years old. This contract does not cover plumbing stoppages, regardless of reason. This contract does not cover well or septic systems or any related components. Home-Probe is not responsible for upgrading failed systems to meet current codes or local ordinances. This contract does not cover chimneys, fireplaces, or brick failures of any kind. This contract does not cover cracking or scaling concrete. Roof repair is for leaks only and limited to rolled, composition, or asphalt shingle roof only. This guarantee does not cover interior water damage from leaks as this damage would not have been visible during the inspection.

This contract does not cover pest damage, including that caused by any and all wood destroying insects and pests. Pests including insects and rodents are specifically excluded from our home inspection. All mechanical coverage is limited to those items within the home's foundation and all structural coverage is limited to issues within the home's foundations. Our guarantee has no deductible and is limited to an aggregate maximum of \$2000.00 per address. Home-Probe is not an insurer. This is not a warranty or insurance policy. Any damage caused by any peril is not covered by this contract, which includes but is not limited to; war, riot, civil commotion, earthquake, hurricane, any and all acts of god, or any other outside cause or neglect. All claims on this policy shall be made by the buyer of record only after they have taken possession of the home.

This is a guarantee and items covered are only those that would be inspected pursuant to the ASHI Standards of Practice. Any and all related disputes shall be interpreted and enforced in accordance with the laws of Dekalb County State of Georgia without reference to, and regardless of, any applicable choice or conflicts of laws principles. Any concerns with this guarantee must be received within 100 days of the inspection or within 22 days of closing, whichever comes later and based on the initial inspection date. The coverage under this policy shall come after any and all other warranties in place.

This guarantee is valid upon successful completion of our Home Inspection Authorization Form and after payment of the Home Inspection has been received.

CLAIMS PROCEDURES:

1. Written Notification of claim must be received by Home-Probe prior to the expiration of the guarantee (which is defined as noon, the 101st day after the inspection is completed or 22 days after the date of your closing).

2. An itemized repair estimate must be submitted for every approved claim, including the breakdown of parts & labor, as well as a specific cause for the failure in writing from a licensed or properly certified repairperson. Home-Probe reserves the right to request up to two (2) additional estimates. The estimate must include contact information for the repair person.

Claims will be processed after we are in receipt of these items and you will be contacted by a Home-Probe representative within 72 hours of all items being submitted.

REFERENCE LIBRARY

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REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS